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Church View,
Harleston, Norfolk.

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**MUSKER
McINTYRE**
ESTATE AGENTS

A well presented and extended spacious detached bungalow, situated in this popular location in Church View and being within easy reach of the town centre where there is an array of shops and eateries.

Accommodation comprises briefly:

- Entrance Hall
- Kitchen
- Sitting Room
- Dining Room
- Conservatory
- Shower Room
- Separate Cloakroom
- Three Double Bedrooms
- Garage
- Ample Car Parking
- Enclosed rear garden with field views



Property

The entrance door leads through a storm porch and into the entrance hall where there is door that leads into the garage which has a double opening front door, wall mounted gas fired boiler for central heating and domestic hot water and a door to the rear garden. A separate cloakroom is accessed from the hall and has a white suite comprising low level WC and hand basin. The kitchen overlooks the rear garden and fields beyond and has a good range of worktops with inset sink and drainer, matching white cupboards and drawers under, space for free standing electric cooker with extractor and light over and uPVC sealed unit double glazed window and matching door leading out to the garden. From the hallway there is access into a bright and airy sitting room which feel spacious and having a mock feature fireplace. Sliding doors lead to the conservatory which has uPVC sealed unit double glazed windows and matching French door to the garden along with a vinyl flooring. The bungalow has the add benefit of a separate dining room which was added by the current owner and has French door leading out the the garden. From the sitting room a door leads through into a spacious inner hall with airing cupboard and access to the bedrooms, all doubles where you will find two located to the front and the third to the side all of which have the benefit of uPVC sealed unit double glazing. The bedrooms are serviced by a modern shower room which comprises a white suite with double shower with glass shower screen, low level WC and vanity wash basin with cupboard under.

Outside

To the front of the property there is a driveway providing off-road parking and leads to the garage and front entrance. The shingled garden is planted with shrubs and there is additional parking to the left hand side of the bungalow. To the rear is a fully enclosed garden, mainly laid to lawn with borders stocked with a variety of shrubs and plants and a timber and felt roofed shed. A paved patio area provides an ideal place for garden furniture.



Location

The property is located close to the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street in 100 minutes.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired radiator central heating
Mains drainage, water and electricity
EPC Rating: D

Local Authority:

South Norfolk District Council
Tax Band: C
Postcode: IP20 9HR

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Offers in excess of: £340,000

GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



TOTAL FLOOR AREA - 1170 sq.ft. (108.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.